

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 24, 2015

Glenn Broughton
Bohannon Huston, Inc.
Courtyard 1
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Andalusia Villas Buildings 9, 11 & 12
Certificate of Occupancy – Transportation Development
Administrative Amendment 2-3-12(E12-D015C)
Certification dated 8-17-15

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8-19-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\ via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Andalucia Villas Building Permit #: _____ City Drainage #: E12/D015C
DRB#: 1004473 EPC#: _____ Work Order#: _____
Legal Description: Tract 6, North Andalucia at La Luz
City Address: Southeast corner of Oak St and Central Ave.

Engineering Firm: Bohannon Huston, Inc. Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1 Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbroughton@bhinc.com

Owner: Andalucia Villas Contact: Robert Aiello
Address: P.O. Box 6155 Bossier City, LA 71171
Phone#: (318) 742-6677 Fax#: _____ E-mail: aielloturner@aol.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

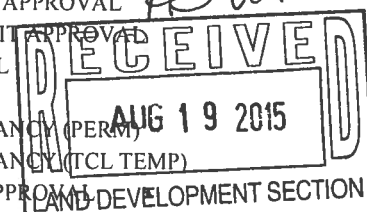
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: August 20, 2015 By: Glenn Broughton

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
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- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

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- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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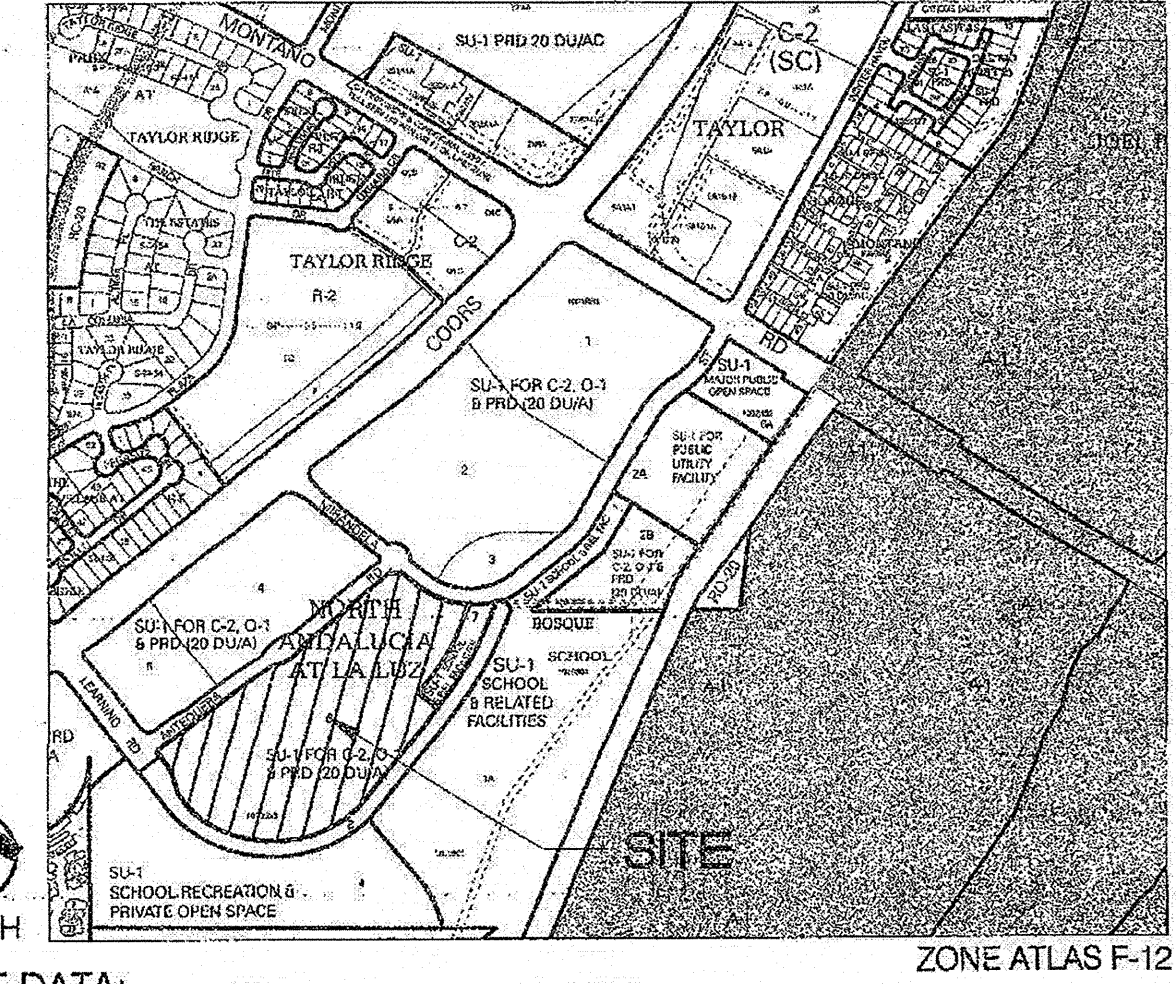
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SHADED AREA INDICATES BUILDINGS THAT WERE PREVIOUSLY CERTIFIED

SHEET INDEX:

SITE VICINITY

- Sheet 1 - Site Plan for Building Permit
2 - Landscape Plan
3 - Grading Plan
4 - Utility Plan
5 - 9 Building Elevations
10 - Coors View Plane Analysis
11 - Coors View Area Analysis



ZONE ATLAS F-12

SITE DATA:
Zoning: SU-1 for C-2 Uses (±23.3 Acres Max.),
O-1 Uses (±11.7 Acres Max.),
PRD (20 du/ac.)
Land Use designation per Site Plan for Subdivision: PRD
Acreage: 15.86 Ac.

BUILDING CALCULATIONS:

Building Type	#Bldgs	Total Units
Type 1 - 10 Units	18	180
Type 1A - 10 Units	6	60
Total	24	240

- GENERAL NOTES:**
- This Site Development Plan for Building Permit amends the EPC approved Site Development Plan for Building Permit (Project #1004433-05EPC01567-06DRB01888).
 - This Site Development Plan for Building Permit applies to Tract 6, North Andalusia at La Luz only. It shall be consistent with the approved Site Plan for Subdivision (Project #1003859; 04EPC01845).
 - Site design shall comply with the Coors Corridor Plan view guidelines. (see Sheets 10-11 for more detail).
 - Overall Gross Density is 15.13 du/ac.

PROJECT NUMBER: 1004473

Application Number: 05520-04567, 06DRB-01888

Is an infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineering/Transportation Division	9-5-06 Date
<i>[Signature]</i> Water Utility Department	8-23-06 Date
<i>[Signature]</i> Parks and Recreation Department	8/23/06 Date
<i>[Signature]</i> City Engineer	8/23/06 Date
N/A	
* Environmental Health Department (conditional)	
<i>[Signature]</i> Solid Waste Management	8/10/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3-29-11 Date

North Andalusia at La Cuz

Amendment
Tract 6, Site Plan for Building Permit

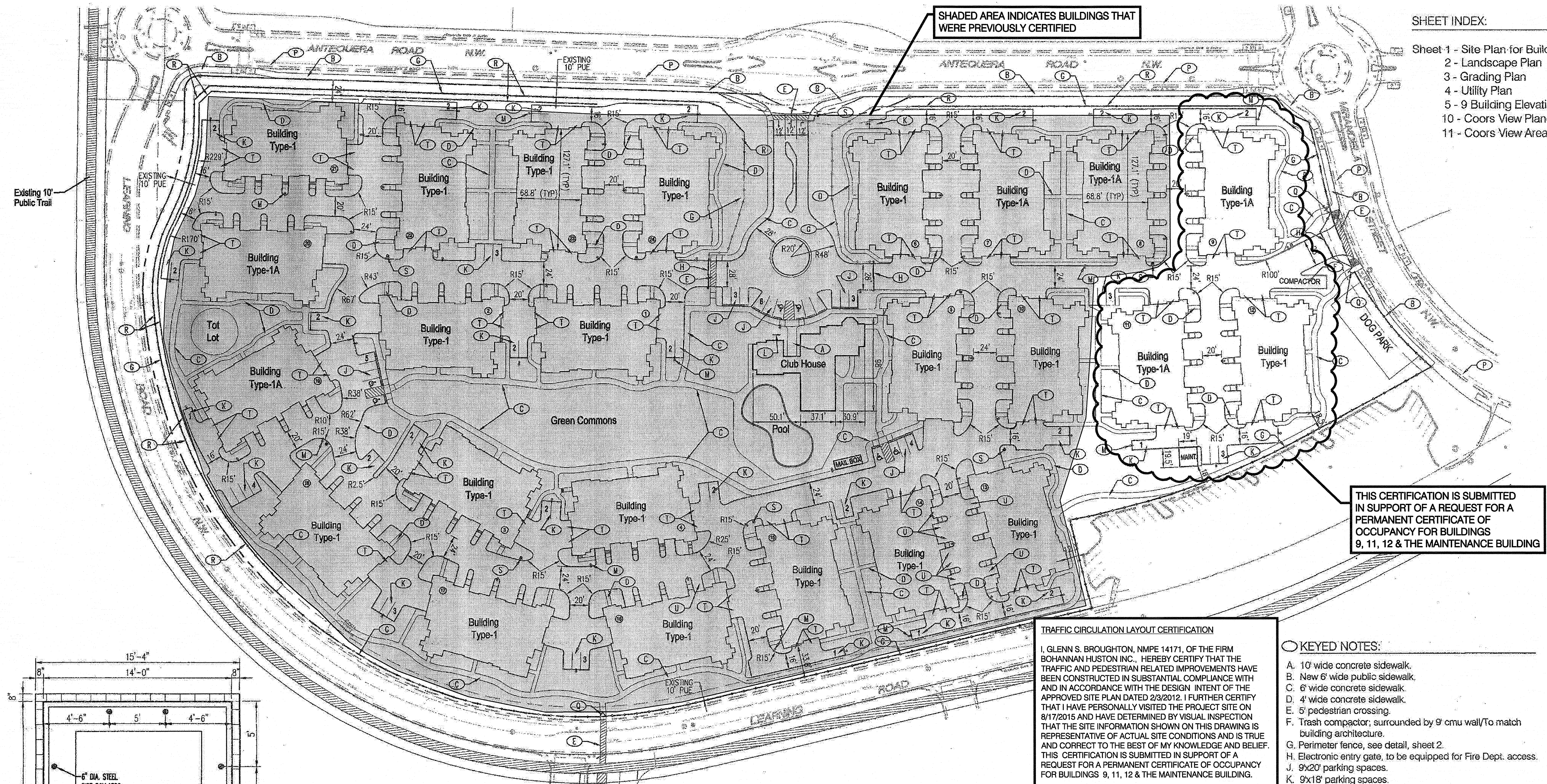
Prepared for:
Andalusia Villas, LLP
300 Benton Road
Bossier City, LA 71111

Prepared by:
Consensus Planning, Inc.
302 Eighth St NW
Albuquerque, NM 87102

Bohannan Huston, Inc.
Courtyard 1, 7500 Jefferson St NW
Albuquerque, NM 87109

Humphrey's and Partners Architects, LP
5350 Alpha Rd
Dallas, TX 75240

Sheet 1 of 11
August 9, 2006

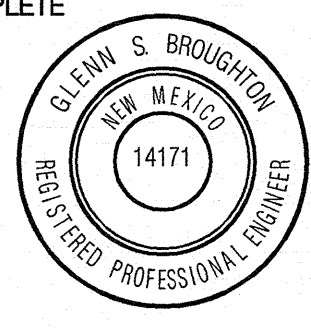


THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 9, 11, 12 & THE MAINTENANCE BUILDING

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 2/3/2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/17/2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 9, 11, 12 & THE MAINTENANCE BUILDING.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



[Signature] 8/17/15
GLENN S. BROUGHTON, NMPE 14171 DATE

KEYED NOTES:

- A. 10' wide concrete sidewalk.
- B. New 6' wide public sidewalk.
- C. 6' wide concrete sidewalk.
- D. 4' wide concrete sidewalk.
- E. 5' pedestrian crossing.
- F. Trash compactor; surrounded by 9' cmu wall/To match building architecture.
- G. Perimeter fence, see detail, sheet 2.
- H. Electronic entry gate, to be equipped for Fire Dept. access.
- J. 9x20' parking spaces.
- K. 9x18' parking spaces.
- L. Bike rack, 6 per rack.
- M. Lighting Fixture. Location and quantity of fixtures shown is approximate.
- N. Not used.
- P. 6' bike lane.
- Q. Gate opening.
- R. Retaining wall, see Grading Plan.
- S. New Fire Hydrant. Location and quantity of fire hydrants shown is approximate.
- T. 'No Parking' painted on pavement in front of garage. See typical detail this sheet.
- U. Compact parking space. Paint 'Compact' on pavement.

DETACHED AND ON-LOT USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS - TRACT 6

	SF Required Per DU	# of DUs	Total Required	Total AC.
Open Space	2400	240	13,224 AC.	25.04 AC.
MINIMUM ON-LOT USEABLE OPEN SPACE REQUIRED & PROVIDED				
Tract 6	SF Required	# of DUs	SF Required	Total SF Provided
1 Bedroom	200	48	9,600	---
2 Bedroom	250	132	33,000	---
3 Bedroom	300	60	18,000	---
Total Minimum On-Lot Useable Open Space Required			60,600	(1.39 Acres)
On-Lot Useable Open Space Provided			281,486	(6.46 Acres)
Balconies/Covered Spaces				23,964
Total On-Lot Useable Open Space Provided			305,450	(7.01 Acres)
DETACHED OPEN SPACE				
Andalusia South			786,387	(18.03 Acres)
Total			1,090,849**	(25.04 Acres)

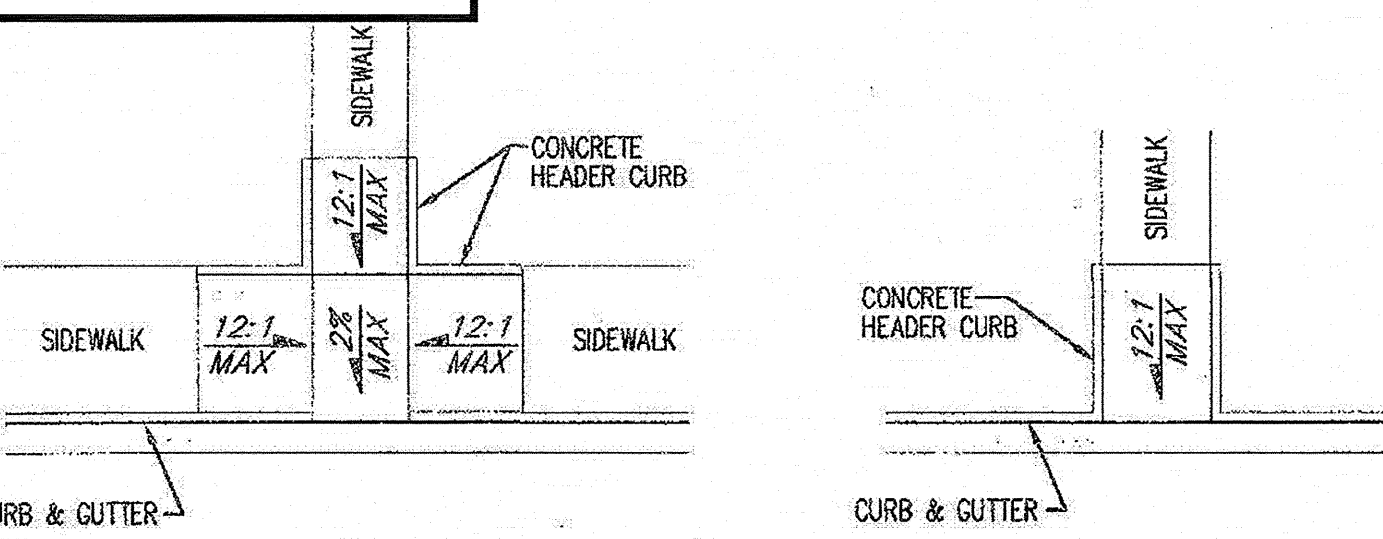
*Only buildings within the Developing Urban area, as designated by the City of Albuquerque/Bernalillo County Comprehensive Plan, require Useable Open Space, per the City Comprehensive Zoning Code. All of the units in Tract 6 (24 buildings) fall within the Developing Urban area.
**Does not include Tract 4, North Andalusia

PARKING SPACE REQUIREMENTS

MINIMUM ON-SITE PARKING SPACES

Building Type 1 & 1A - 10 units per Building	Parking Ratio Required	Parking Spaces
Dwelling Units < 1000 SF		
4 - 1 bed/ 1 bath	1.5 / 1	6
Dwelling Units > 1000 SF		
4 - 2 bed/ 2 bath	2 / 2	8
2 - 3 bed/ 2 bath	2 / 2	4
Parking Required per Building		
*Total Parking Spaces Provided per Building		
Total Parking Spaces Required		
Accessible Parking Required		
Accessible Parking Provided		
Compact Parking Spaces		
Clubhouse Parking Provided		
Total On-Site Parking Provided		
Bike Parking Provided		

*Parking is allowed in front of garages where space is adequate.
** Provided at Clubhouse.

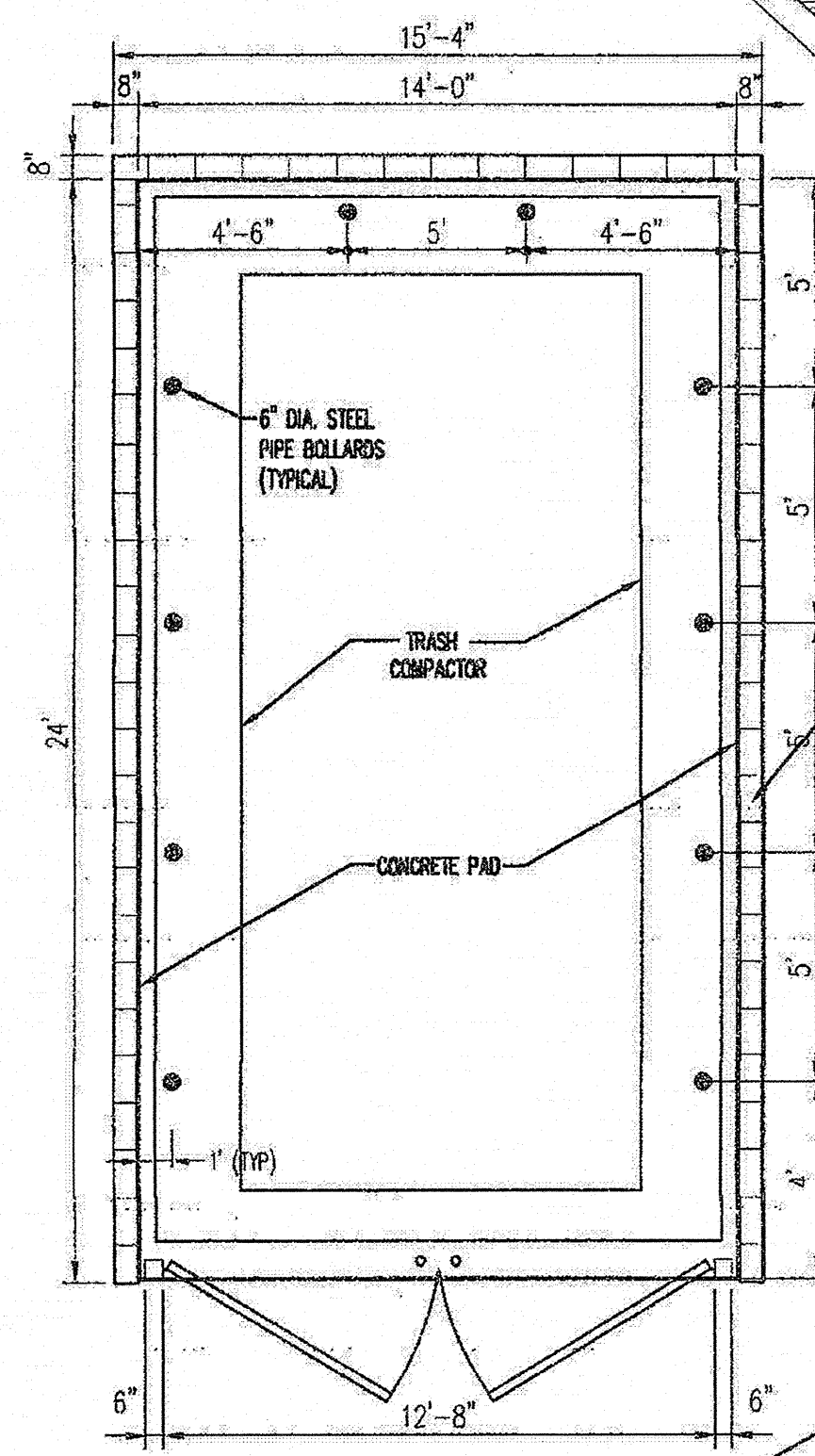
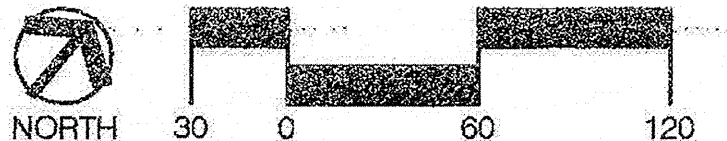


TYPICAL HANDICAP RAMP DETAILS
NOT TO SCALE

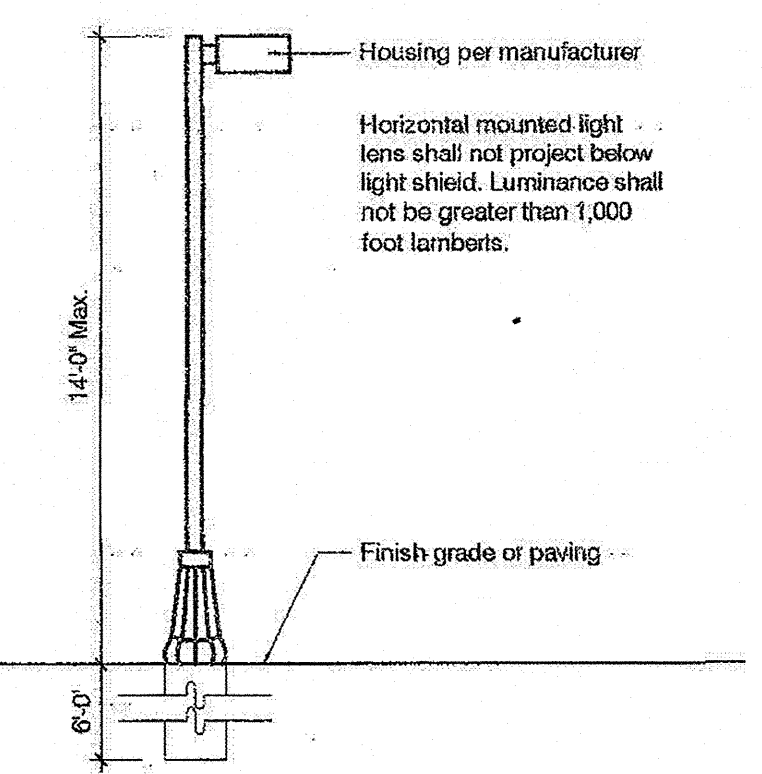
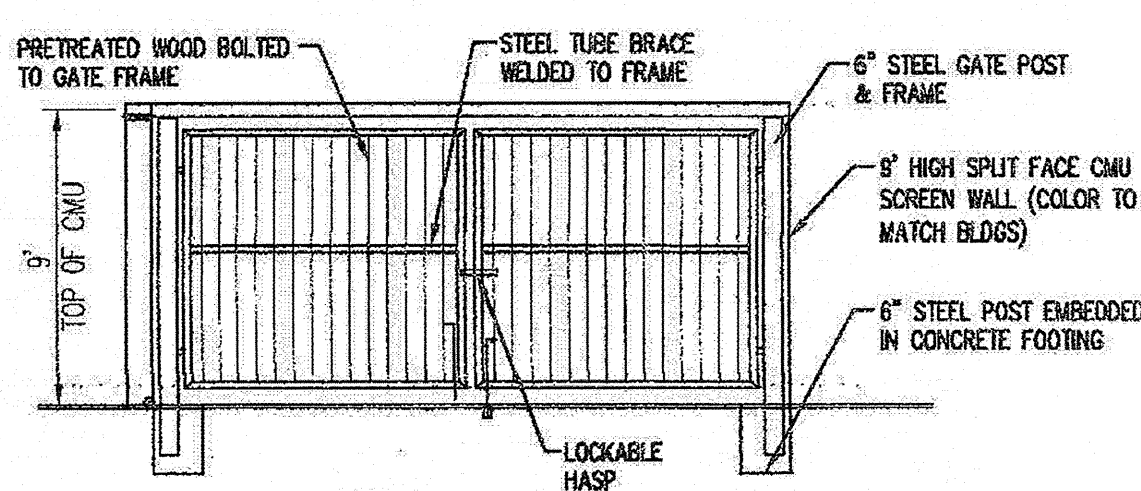
ADMINISTRATIVE AMENDMENT
FILE # 11-10168 PROJECT # 1004473
[Signature]
[Signature]
[Signature]
APPROVED BY DATE

Amendment to Tract 6
December 28, 2011

Scale: 1" = 60'

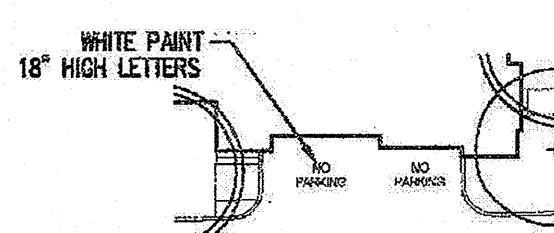


1 TRASH COMPACTOR ENCLOSURE
N.T.S.



2 LIGHT FIXTURE*
N.T.S.

*Height of light fixture for internal to the site. Light fixtures within Public R-O-W shall comply with City Comprehensive Zoning Code Section 14-16-3-B(A) and PNM Standards.



3 NO PARKING PAVEMENT MARKING
N.T.S.